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Publicat

Proctor, Redfern, Bousfield  
& Bacon, Consulting Engineers  
& Town Planners

The official plan of the  
Leamington and district plan-  
ning area.

PROCTOR, REDFERN, BOUSFIELD & BACON  
Consulting Engineers and Town Planners

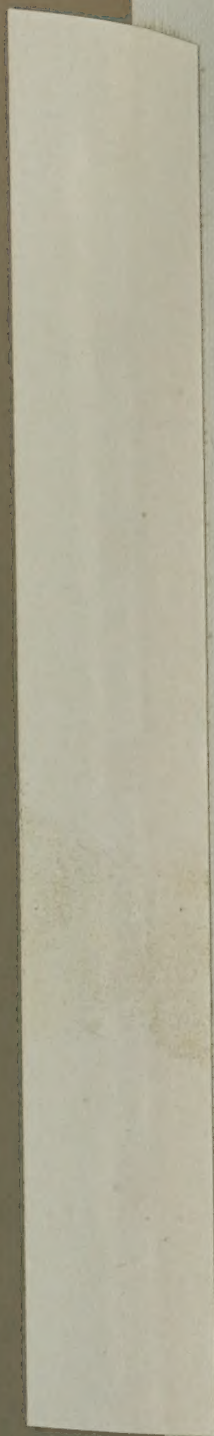
75 EGLINTON AVENUE EAST  
TORONTO 12, ONTARIO


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This book THE OFFICIAL PLAN the  
Division of Town & Regional Planning,  
University of Toronto.  
OF THE  
LEAMINGTON AND DISTRICT PLANNING AREA

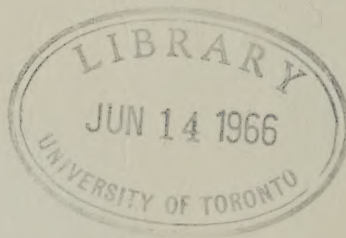


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ART 70

THE CHURCH OF THE HOLY SPIRIT

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ONE

(i)

I .....Clerk of the Town of Leamington certify that this is a/the Original/Duplicate Original/Certified Copy of the Official Plan of the Leamington and District Planning Area.

THE OFFICIAL PLAN  
OF THE  
LEAMINGTON AND DISTRICT PLANNING AREA

The attached maps and explanatory text constitute the Official Plan for the Leamington and District Planning Area. This Plan was prepared by the Leamington and District Planning Board and recommended to the Council of the Town of Leamington as the designated municipality under Section 10 of the Planning Act, 1960 on the                      day of                      19 .

..... Seal  
Chairman                      Secretary

This Plan was adopted by the Council of the Town of Leamington under By-law No. \_\_\_\_\_, in accordance with Section 11 of the Planning Act 1960 on the                      day of                      19 .

..... Seal  
Clerk                      Mayor

The Official Plan of the Leamington and District Planning Area which has been recommended by the Leamington and District Planning Board and adopted by the Municipal Council of the Town of Leamington, is hereby approved in accordance with Section 12 of the Planning Act, 1960, as the Official Plan of the Leamington and District Planning Area.

Minister of Municipal Affairs





(ii)

RESOLUTION OF THE COUNCIL

OF THE

TOWNSHIP OF MERSEA

Moved by:

Seconded by:

Resolved that the attached Official Plan of the Leamington and District Planning Area which has been prepared by the Leamington and District Planning Board, be recommended to the Council of the Town of Leamington, as the designated municipality, for adoption.

Carried

.....  
Reeve





(iii)

RESOLUTION

OF THE

LEAMINGTON AND DISTRICT PLANNING BOARD

Moved by:

Seconded by:

Resolved that the attached Official Plan of the Leamington and District Planning Area which has been prepared by the Leamington and District Planning Board, be recommended to the Council of the Town of Leamington for adoption.

Carried

.....  
Chairman

Signed

.....  
Secretary

5/63





BY-LAW NO. \_\_\_\_\_

WHEREAS the Council of the Corporation of the Town of Leamington is the designated Municipality of the Leamington and District Planning Area;  
AND WHEREAS the Official Plan of the Leamington and District Planning Area has been recommended by the Leamington and District Planning Board;  
NOW THEREFORE the Council of the Town of Leamington pursuant to Section 11(2) of the Planning Act R.S.O. 1960 enacts as follows:

1. The attached maps and explanatory text, constituting the Official Plan of the Leamington and District Planning Area is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan of the Leamington and District Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this .....day of.....  
1963.

Signed ..... Signed .....  
Clerk Mayor

SEAL OF THE CORPORATION

Certified that the above is a true copy of By-law No. \_\_\_\_\_ as enacted and passed by the Council of the Town of Leamington on .....  
.....

Signed .....  
Clerk





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THE OFFICIAL PLAN  
OF THE  
LEAMINGTON AND DISTRICT PLANNING AREA

The Leamington and District Planning Area was defined by the Minister on May 30, 1962, and includes the whole of the Town of Leamington and part of the Township of Mersea.

The following text and these four schedules:

- A. Area Land Use Map,
- B. Land Use Map, Leamington Urban Area,
- C. Land Use Map, Mersea East and West Lakeshore Area,
- D. Development Map, Leamington Urban Area,

constitute the Official Plan of the Leamington and District Planning Area.





II - PURPOSE OF THE PLANA. GENERAL PURPOSE OF THE PLAN

The Official Plan is designed as a guide for official policy and private action in the development and redevelopment of the Planning Area during the period 1962-1985. It sets out all the public policies concerned with the use of land within the Planning Area, in order that the most favourable conditions can be provided for economic productivity and the establishment of pleasant and convenient living areas. The policies set forth are mainly concerned with the use of land and the timing and sequence of its development in a logical and economic manner.

B. SPECIFIC PURPOSES OF THE PLAN

The Plan is intended to be a framework for:

- 1) The economic and logical development of the urban area, within and immediately surrounding the present Town of Leamington, as a compact, fully serviced, clearly articulated entity.
- 2) The maintenance of the rural area in Mersea Township in agricultural and related uses, free from encroachment by urban development.
- 3) The guidance of the Council of the Town of Leamington in applications to the Province for extensions to its corporate limits from time to time, allowing the progressive inclusion of all areas which are urbanized or are intended to be urbanized.
- 4) The development of tourist and recreational facilities mainly along the Lake Erie shore line and in the Sturgeon Creek Area.





II - PURPOSE OF THE PLAN

B. SPECIFIC PURPOSES OF THE PLAN (Cont'd)

- 5) The economic and logical extension of services.
- 6) The capital budgeting programmes of the Councils, and Boards within the Planning Area.

C. IMPLEMENTING POWERS

Although the Plan is in itself a legal document, many of its principles and policies, set out to guide Planning Board and Council, require implementation through the powers of subdivision control, zoning, and public works. The Plan, therefore, is intended to guide and co-ordinate the exercise of these considerable powers.



III - BASIS OF THE PLANA. TIME

The Plan will serve as a guide for the Leamington and District Planning Area for the period 1962-1985. As the land use set out in the Plan for the Planning Area in 1985 is an image of what could be if the public and private individuals followed their interests in a rational way within the bounds of presently known conditions and trends, change would not be necessary. However, unforeseen changes do take place in a dynamic society. It is therefore expected that the Plan will be reviewed in all its aspects every five years and, if necessary, more often when required by some major event.

B. THE PLANNING AREA

The Leamington and District Planning Area consists of the Town of Leamington and a portion of the Township of Mersea. The Plan is based on the assumption that the urban growth which has not been contained by the Town's municipal boundary, but has spilled over mainly in the form of ribbon development, in all directions into the surrounding highly prosperous and productive agricultural area, will be controlled and a clear urban-rural division established.

C. THE AMOUNT AND NATURE OF FUTURE GROWTH1) Population

The Plan is based on the assumption that combined past growth trends will continue. (For the past few years growth in the Town of Leamington has been comparatively steady with a slight increase in tempo during the last five years. In the Township of Mersea the population increase has also been steady.) Appendix I sets out details of past and anticipated growth.





III - BASIS OF THE PLAN

It is expected that (a) the bulk of the urban growth will be guided into the Leamington Urban Area and that the population will grow from 9,930 in 1961 to about 19,000 in 1985, and (b) the rural population will remain comparatively steady.

2) Economic Base

The economic base of the Leamington Urban Area is discussed in detail in Appendix III. The most important elements and the assumptions made about them as they affect the content of this Plan are:

(a) Industry - The major industries (canning, tobacco processing, farm produce collection and distribution) now existing in the area will continue and some will expand gradually in size and number. Some additional secondary industry will, it is hoped, be induced to settle in Leamington thus diversifying the job potential in the Town.

(b) Commerce - The Town will continue as the centre of retail business, professional services and commercial entertainment and recreation for a large segment of Southwestern Ontario (present population about 28,000) mainly in the southern part of Essex County. Future commercial growth will reflect that in the immediate urban area more than the whole trading area, but will need to serve an increasing summer population.

The Central Business District will retain its importance as the sole major retail outlet in the area.



III - BASIS OF THE PLAN

(c) Tourism - Tourism will continue to be a pillar in the economy of the area with extended and improved facilities of all kinds being provided.

(d) Agriculture - The agricultural industry will be protected from urban encroachment in the rural area where general farming plus the growing of fruit, vegetables and tobacco, which are processed in the Town's industries, is the backbone of the area's economy.

3) Residential Land Use

It is expected that during the next 20 years the following trends in residential characteristics will influence the future physical image and pattern of development in the community.

(a) Densities - The bulk of residential growth is likely to take place in single family or semi-detached houses at a density of about 14 persons per gross acre, excluding a 20% vacancy factor. Including the vacancy factor, the density will be approximately 11.5 persons per gross acre.

(b) Vacancy Ratio - Approximately 20% of the land allocated for residential use will, for one reason or another, remain vacant until after 1985 in otherwise substantially built-up areas. While the percentage of vacant land will vary from area to area it will be about 20% overall.





III - BASIS OF THE PLAN4) Population Groups(a) Labour Force - It is expected that:

- (i) The labour force will be about 28.5%<sup>(1)</sup> increasing to 40% of the total population as a broader variety of job opportunities occurs in the Planning Area.
- (ii) Workers will continue to commute to centres outside Leamington for some years but that the numbers will diminish with time.
- (iii) Industrial jobs in relation to total labour force will increase from the current 31% to 45-50%, again the expectation being that a broader variety of jobs will be available in the Planning Area.
- (iv) Serviced land will be made available for industrial use on the basis of about 10 workers per acre (gross).

(b) School Population (See Appendix II)

- (i) The number and sizes of schools set out in the Plan are predicated on the following student population characteristics.  
Public Elementary School population is expected to increase from the existing figure of 13.1 to 15.0% of total population.  
Separate Elementary School population is expected to increase from 3.6% to about 4.5% of the total population.  
Secondary School population is expected to increase from 5.2% to 5.5% of the expected population in the Urban Area.

---

(1) The figure is calculated from the National Employment Service figures which give a total labour force of 11,000 for a population of 28,500.

(i) The labour force will be about 100,000 in 1950.

40% of the total population will be employed in the manufacturing sector.

Opportunities will continue to be available in the manufacturing sector.

will continue to contribute to economic growth.

Investment for some years that will be made.

will distribute the

(ii) Industrial jobs in relation to total labour force

will increase from 40% to 50% by 1950.

the expectation being that a greater variety of jobs

will be available in the manufacturing sector.

Service land will be made available for industrial use.

use on the part of about 10 workers (gross).

Project (See Appendix II)

number and size of schools set in the 1950s

invested on the following student population characteristics

school population is expected to increase

in the following figures 1.1 to 1.2% of total

IV - POLICIES RESPECTING DEVELOPMENT

A. GENERAL

- 1) The general and specific purposes of this Plan are set out in Section II above. The policies contained in this Section IV are designed to achieve those purposes.
- 2) The Plan consists of a number of parts which are complementary to each other. The policies set out in this Section IV apply to the schedules of the Plan which illustrate in map form the use of land within the Planning Area, the staging of development, and the way in which services and roads will need to be extended to facilitate future development.
- 3) To prevent future problems, the following general policies will be pursued, based on the principle that all development should take place within an organized municipality which is equipped to provide the level and range of services required by an urban population. Leamington is the logical urban municipality. The Township of Mersea will remain as the administrative unit for its rural economy.
  - (a) When deemed necessary, the Town will apply to the Province to extend its corporate limits to include additional land to accommodate future growth. Such applications will include sufficient land for long range growth thus precluding a series of piecemeal applications with limited objectives. Proposed extensions will keep in mind the rate and direction of anticipated growth, the desirability of including as much existing fringe development as is practical, and the need to minimize possible short and/or long range hardships on portions of the Township affected.





(9)

IV - POLICIES RESPECTING DEVELOPMENT

(b) The Councils and the Leamington and District Planning Board will:

- (i) Encourage new urban development to locate within the corporate limits of Leamington and oppose any large-scale, unserviced development in the surrounding rural area.
- (ii) Design and construct utilities within the present Town with depths and capacities necessary to serve areas beyond its limits in the manner shown on Schedule "D" to this Plan.
- (iii) Extend municipal services beyond the Town's corporate limits only to serve essential public buildings under financial conditions satisfactory to the municipalities.
- (iv) Encourage the development of non-residential uses to provide job opportunities for local residents and preserve a healthy assessment-tax basis.
- (v) Initiate steps, within the long range aspects of this Plan, to secure the definition by the Minister of a planning area, embracing the whole of the Township of Mersea, and to pass the necessary regulations to guide and control development on a broader area basis.



IV - POLICIES RESPECTING DEVELOPMENT

- 4) Non-conforming uses will be encouraged to relocate in areas designated for their use. Non-complying uses will be encouraged wherever possible to comply with the relevant policies and regulations in this Plan and in implementing By-laws.

B. RESIDENTIAL DEVELOPMENT

1) Leamington Urban Area

Residential development will occur with the municipality ensuring, as nearly as possible, that all future development will result in pleasing and sociologically satisfactory neighbourhoods. Each neighbourhood will be centred on an elementary school and park site, and so designed to provide a safe, and convenient living environment. It will be the policy of the Planning Board and Council(s) to guide the majority of non-farm growth in the Planning Area into the Urban Area. To this end development will be discouraged in the form of subdivisions or the enlargement of existing hamlets in the Rural Area.





IV - POLICIES RESPECTING DEVELOPMENT

Residential development within the Urban Area will take place in accordance with the staging set out in Schedule "D" of this Plan.

2) Land Outside the Urban Area

Where residential development takes place outside the Urban Area, the Planning Board and Council(s) must be satisfied that:

- (a) Shallow wells can provide an adequate ground water supply where a municipal water supply is not available.
- (b) The soil is suitable for a septic tank and tile field sewage disposal system.
- (c) Roads can be provided and maintained.
- (d) Population densities cannot so increase that municipal water and sewer services will be required.
- (e) Development will not become so extensive that a school transportation problem will be caused.

It is recognized that many permanent homes exist in the area along the shore line of Lake Erie and that a number of them do not conform in various respects to the standards set out in this Plan. It is not intended that these homes should be made non-conforming by any by-law implementing this Plan.

The general policy respecting development in the area designated "Resort Residential" will be to discourage permanent dwellings except on large lots (minimum size 15,000 square feet) and under the conditions set out above in this Subsection B.(2).

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...The ...

IV - POLICIES RESPECTING DEVELOPMENT

3) Non-Farm Homes in the Rural Area

Dwellings of this type in the rural areas will be minimized through the use of a subdivision control by-law and will be checked by the Planning Board and Council(s) in the manner set out in IV B.(2) above.

4) Trailers

This type of unit will not be permitted in the Planning Area except as a temporary dwelling and then only in areas designated for their use in by-laws implementing this Plan.

5) Greenhouses

It is recognized that greenhouses now exist in areas likely to become built up in the next two decades. While such operations sometimes function quite satisfactorily within residential areas they are often less than ideal neighbours. Because of their importance in the economy of the Leamington area it is not considered desirable to hinder in any way the operation of existing greenhouse enterprises. However, where adjacent to residential uses they will be strongly encouraged to minimize smoke emissions, unpleasant smells, troublesome traffic, and other noises and to maintain a high housekeeping standard. Where new greenhouses are established in residential areas, adequate buffering will be required.



IV - POLICIES RESPECTING DEVELOPMENTC. RESORT RESIDENTIAL DEVELOPMENT

In the areas designated for Resort Residential development, generally on the lakefront and in other scenic areas, the development of permanent and summer homes, cottages, cabins, and cottage parks will be permitted either by plans of subdivision or on individual lots. Other permitted uses will be public or private parks and recreation areas, beach clubs, churches, community halls and other places of assembly, retail and service commercial uses serving the day-to-day needs of the inhabitants, and summer visitors. The permanent year-round use of cottages etc. will not be permitted.

A substantial proportion of the permanent homes, summer cottages and cabins in the area are soundly constructed, well located, have a satisfactory water supply and sanitary disposal system. There are, however, a significant number which do not comply with acceptable standards. It is a policy of this Plan that new development will be regulated under the Planning Act, the Public Health Act and the Fire Marshalls' Act. Also that every effort will be made to bring existing substandard properties and their facilities--i.e. water supply and sanitary sewage disposal system-- up to a satisfactory level.

Commercial enterprises will be specifically designated in and will be required by by-laws implementing this Plan to provide space between buildings, properly curbed and surfaced driveways, and reasonable amenities for guests, in addition to a satisfactory water supply and sanitary sewage disposal system. They will also be required to conform to the policies set out in IV E. of this Plan.





IV - POLICIES RESPECTING DEVELOPMENT

Where former summer cottages have been converted to, or used for, permanent use, the aim shall be to provide accommodation equivalent to that in minimum new dwellings.

Applications for the development of cottages or the conversion of existing cottages to permanent homes will satisfy the Planning Board and Council(s) in the manner set out in IV B.(2) above.

D. INDUSTRIAL DEVELOPMENT

The Board and Council(s) will aim for a balance between residential and non-residential land use acreages so that there is a reasonable relationship between the area set aside for living accommodation and work areas, i.e. that required by the industrial labour force at an expected average density of 10 workers per acre (gross).

The availability of well-located industrial land should enable Leamington to attract some industries, thus maintaining a reasonable relationship between residential and non-residential assessment which is vital to the functioning of a municipality on a sound financial basis.

Future industrial development will take place where good transportation facilities are or will be available. Industrial sites will be so located that any interference with the proper functioning of the surrounding residential neighbourhoods will be minimized. Services will eventually be extended into the industrial areas, based on a staging programme of sewer extensions as shown on Schedule "D".



IV - POLICIES RESPECTING DEVELOPMENT

Industries wishing to settle in the area will be guided by the Planning Board and Council(s) into the most appropriate locations based on the following:

- 1) The adequacy of the municipal or private sanitary sewage disposal system to cater to the immediate and future needs of the industry concerned for both domestic and industrial waste.
- 2) The adequacy in volume and pressure of the municipal or private water supply, to satisfy the immediate and future demands of the industry concerned.
- 3) The adequacy of the storm water disposal system for the industry concerned.
- 4) The adequacy of the road system to provide access to the industry concerned without detriment to existing or proposed land uses in the Planning Area.
- 5) The probable effect, if any, on the surrounding land uses, of the industrial operation itself.

By-laws implementing this Plan will require:

- 1) New industries to conform to high performance standards relating to the type and standard of construction, parking, loading, lighting, signs and landscaping.
- 2) Landscaped buffer strips between industries abutting residential areas.





IV - POLICIES RESPECTING DEVELOPMENT

The Planning Board and Council(s) will not permit the splitting up of highway frontage by permitted commercial uses where the frontage is more suitable for industrial purposes.

E. COMMERCIAL DEVELOPMENT

The following types of commercial use will be permitted in the Planning Area.

- 1) The Central Business District in Leamington which is expected to remain the single major retail centre within the Planning Area.

The retail and personal service uses of the Central Business District will be grouped into a central core with a convenient pedestrian circulation system. Trades, services for motor vehicles, commercial recreation establishments, special services, institutional, governmental and all those uses catering to the vehicular shopper will locate on the periphery of the central core pedestrian area.

It will be the policy of the Planning Board and Council to encourage by all possible means the visual improvement of the Central Business District and the addition of facilities which will make it more attractive and convenient. This encouragement may take a number of forms including:

- (a) The co-ordination, by the businessmen's association, of such things as signs, fascias, lighting, landscaping and general maintenance.

- (b) The acquisition and generous landscaping of convenient parking areas by public and/or private action.



IV - POLICIES RESPECTING DEVELOPMENT

(c) The co-ordination of the design of new buildings and conveniences to ensure a pleasant environment, particularly for the pedestrian shopper.

(d) Co-operation by the municipality in the visual improvement of the Central Business District by co-ordinating traffic signs and signals and other municipal works including lighting fittings and other street furniture.

(e) The use of small spaces for such amenities as benches, planting, changes of level and floor texture etc.

(f) The provision of space and facilities for loading and deliveries and the servicing of business.

Apartments over businesses, and dwellings converted to multiple occupancy, rooming and boarding houses will gradually disappear from the downtown scene, in response to economic forces. Such uses will be permitted as transitional uses within the Central Business District but encouraged to relocate. New apartment buildings will not be permitted.

- 2) Highway Commercial Uses will be permitted in designated areas serving the motoring public. Uses will be grouped to prevent further scatteration and the formation of strip commercial development along the total length of the major routes in the Urban Area and outside in the Rural part of the Planning Area.



IV - POLICIES RESPECTING DEVELOPMENT

- 3) Neighbourhood Commercial Uses in the form of small groups of stores will be permitted within residential areas. They will be located in areas comparatively remote from the Central Business District and will serve the immediate residential neighbourhood population. Individual "corner stores" may be located within residential areas but not in positions where non-neighbourhood patronage will be encouraged.

The location and development of neighbourhood commercial sites will be governed by the following principles:

- (a) They must complement rather than replace the Central Business District.
  - (b) They must be no closer than one-half mile from the Central Business District.
  - (c) They must provide day-to-day retail goods or services.
  - (d) They must not be larger than the combined retail floor space suggested for the neighbourhood intended to be served and shown on Schedule "B".
- 4) Commercial Uses in the Rural Area. Permitted commercial uses will be: service stations and garages, retail outlets, farm implement sales and repair establishments and such other businesses primarily serving the rural area. These uses will only be permitted in specific areas set out in zoning by-laws implementing this Plan. Other permitted commercial uses which will not be specifically designated are golf courses, driving ranges and clubs.





IV - POLICIES RESPECTING DEVELOPMENT

In considering applications for the consent pursuant to Section 26 of the Planning Act or for amendment to the Zoning By-law, the Planning Board and Councils will require that a proposed commercial use is:

(a) Well located to serve the travelling public without being a hazard or impediment to traffic or is centrally located to cater to the local population it is intended to serve.

(b) Well located in relation to other stores, bearing in mind that the grouping of stores is generally beneficial to the customer and traffic.

(c) The proposed siting, landscaping, construction etc. will be an asset to the area.

(d) Sufficient protection is afforded to surrounding uses in the form of buffer strips etc.

5) By-laws implementing this Plan will ensure that:

(a) All new commercial uses will provide adequate parking facilities on site or in a nearby and convenient location.

(b) Where commercial uses abut residential areas, protection to the latter will be given in the form of landscaped buffer strips properly maintained, or visually satisfactory fences or other barriers.



IV - POLICIES RESPECTING DEVELOPMENT

(c) New vehicular entrances to commercial uses and parking areas will be properly curbed and spaced so that traffic will not be impeded, and will be surfaced to prevent dust and present a satisfactory appearance.

Existing uses will be encouraged to bring their properties and facilities up to the standard(s) required for new uses.

F. PARK AND OPEN SPACES

Land suitable for recreation purposes will be set aside and preserved within the Planning Area as park or open space.

Ten (10) acres per thousand population will be used as the standard to guide the Planning Board and Councils in the acquisition and allocation of open space to serve all recreation needs. It will be divided as follows:

- 1) 2.5 acres per thousand for neighbourhood parks.
- 2) 2.5 acres per thousand for community parks.
- 3) 5.0 acres per thousand for regional, special and commercial parks and private open space such as golf courses.

Where a neighbourhood park is extensively used by tourists, the standard should be increased. Where a community park is situated in a position that it serves the surrounding residents as a neighbourhood park, the standard for the latter may be reduced.

Schedule "B" shows diagrammatically the acreages and approximate positions of parks required in the Urban Area.





IV - POLICIES RESPECTING DEVELOPMENT

- 1) Neighbourhood and Community Parks will be provided in permanent residential or cottage areas by purchase and by means of the 5% land dedication under Section 28 of the Planning Act, all in accordance with the standards set out above. They shall be a minimum of 2 acres in size and preferably located adjacent to a school site and central to the neighbourhood(s) they serve.

G. STURGEON CREEK AREA

This area, which is shown on Schedule "A", comprises the anticipated Sturgeon Creek Harbour and the surrounding land.

It is set out in this Plan as a special area because of its considerable importance to the future of the Planning Area as a whole, in terms of increased facilities for existing residents and perhaps more important increased tourist activity.

The Sturgeon Creek Area is very flat in character with a comparatively high water table in the land surrounding the Creek. Because of these two factors, surface and subsurface drainage as well as sanitary waste disposal problems will be encountered by development in the area. It is therefore necessary to ensure that individual properties are developed in such a way that others do not suffer as a result of the provision of less than adequate facilities. Because of the potential importance of the area as a harbour and tourist facility, it is also important that development is guided in a manner that will result in a pleasing and harmonious whole.



IV - POLICIES RESPECTING DEVELOPMENT

The Planning Board and the Council of the Township will therefore check applications for development by consents pursuant to Section 26 of the Planning Act, by registered plan of subdivision and by building permit to ensure:

- 1) That proposed development will not produce a parcel of land that may in the future make the development of adjacent and nearby land difficult or impossible.
- 2) That satisfactory access will be provided to the development proposed.
- 3) That buildings proposed on the land will be built of satisfactory materials which will be in character with the anticipated development in the area.
- 4) That any buildings proposed will be structurally satisfactory in terms of foundations.
- 5) That any development will have an adequate and satisfactory water supply.
- 6) That any development will have a satisfactory surface, sub-surface and sanitary waste disposal drainage system.
- 7) That any development will not be liable to flooding or be such that it may cause flooding conditions on surrounding land.



IV - POLICIES RESPECTING DEVELOPMENT

- 8) That proposed docking facilities shall be structurally satisfactory in themselves and shall not be likely to cause problems to adjacent existing or future docking facilities or cause an obstruction to boating in the area.
- 9) That any shore protection works shall be satisfactorily carried out of materials that will blend harmoniously with existing and future development and will be such that continual maintenance will not be necessary to ensure their preservation in a satisfactory condition.
- 10) That satisfactory fire and police protection can be provided to the proposed development.
- 11) That where permanent year-round homes are proposed, satisfactory education facilities can be provided for the inhabitants.

By-laws will be passed by the Township of Mersea to implement, where applicable, the policies set out above.

It is recognized that most of the land in the Planning Area on the shore of Lake Erie is in private ownership. It is felt wise to acquire some property on which public docking etc. facilities can be provided. It is, therefore, proposed that the Township will extend its present park land by purchasing additional land to the northwest to provide publicly-owned frontage on Sturgeon Creek. Additional land may also





IV - POLICIES RESPECTING DEVELOPMENT

be acquired in the future but no firm policy in this regard is now set down. The land will be acquired pursuant to Sections 26 or 28 of the Planning Act, or by purchase.

It is hoped that a detailed design scheme for the Sturgeon Creek Area will be undertaken in the near future, and will be incorporated in this Plan by Amendment, to provide a firm guide for development.

H. CHURCHES

The Council will recommend to the Minister, in connection with subdivision applications, that in certain cases, parcels be withheld from building for a specified period of time and offered to various religious denominations as church sites. If satisfactory evidence can be submitted that no denomination is interested in the site, Council will permit the use of the site for other purposes.

I. AGRICULTURE

Farming, forestry and quarrying will be permitted in the Rural Part of the Planning Area.

Where land is used for the purpose of mining or quarrying, compliance with the following regulations will be mandatory:

- 1) No part of the land shall be worked below the level of the high water mark of any natural watercourse on such land.
- 2) All water discharged from any mining or quarrying operations shall be diverted to silt traps on the land being mined or quarried.



IV - POLICIES RESPECTING DEVELOPMENT

- 3) No building shall be erected and no road shall be made on the land until the location thereof is approved by the municipality in which the land lies.
- 4) Excavations for mining or quarrying shall not commence until two rows of trees have been planted around the periphery of the area to be mined or quarried, the position and type of the tree having been approved prior to planting by the municipality in which the land lies.
- 5) The owner of the land shall maintain all the trees required in (4) above in a healthy growing condition.
- 6) All the top soil removed prior to or in the course of the mining or quarrying operation on the land shall be retained on part of the land and from time to time redistributed on the surface of such land.
- 7) The sides and bottom of the excavation on the said land shall be graded immediately upon the completion of the mining or quarrying operation so that it does not constitute a danger to the public or present an unsightly appearance.
- 8) The mining or quarrying operation shall be conducted in such a manner as not to cause a danger or nuisance to the public.





IV - POLICIES RESPECTING DEVELOPMENT

J. EDUCATION

- 1) The present policy of consolidating the numerous school sections in the Township, and more particularly the sections within the Leamington and District Planning Area, will continue.
- 2) The District Secondary School in Leamington will continue serving Township enrolment.
- 3) Classroom requirements for future public elementary schools will be satisfied by additions to existing structures, except for the Selkirk School where the site is too small, and by the construction of new elementary schools.
- 4) Future separate elementary school requirements will be satisfied by the construction of one or more additional separate schools.
- 5) Separate Secondary School students will continue to be educated in the District Secondary School in Leamington.

K. TRANSPORTATION AND SERVICES

All urban development will be provided with the following basic municipal services: sanitary sewers, storm drainage, roads, waste disposal and hydro.

The following policies respecting municipal services are inherent in this Plan:

1) Sanitary Sewers

The staging of development by the progressive extension of trunk sanitary sewers from a treatment plant to be located east of the easterly limit of the Town boundary and north of the First



IV - POLICIES RESPECTING DEVELOPMENT

2) Storm Sewers

The construction of storm relief sewers and the gradual separation, where practical, of the storm and sanitary flows in the existing combined system.

3) Roads

The construction of a network of roads, as shown diagrammatically on Schedule "D" to attract industry and to maintain harmony between the other land uses in the Town. The road system will connect the industrial areas to major highway routes without creating a nuisance and traffic hazard to surrounding residential areas. The collector road system for residential areas will speed traffic to the business and employment areas.

The Town and Township, within the Planning Area, will strive to:

(a) Protect and/or obtain the following road widenings when

(i) consents are given pursuant to Section 26 of the Planning Act.

(ii) Subdivisions are registered pursuant to Section 28 of the Planning Act.

(iii) Road works are undertaken.

Provincial Highways .....	100' rights-of-way
Concession and Township Lot Roads .....	86' rights-of-way
Local Streets .....	66' rights-of-way



IV - POLICIES RESPECTING DEVELOPMENT

- (b) Prohibit the erection of structures on lands that will ultimately be required to eliminate railway grade crossings or jogs at intersections of main concession and lot roads.
- (c) Minimize new road construction except -  
in accordance with the road plan set out in Schedule "D",  
and as a result of the registration of plans of subdivision.

4) Water Supply

The obtaining of water from the Union Water System for the period covered by this Plan. (The plant is capable of delivering 40 million gallons per day and shortages are not envisaged).

5) Waste Disposal

The disposal of waste by the continued use of the existing dump areas to the west of the Town along the Town Line Road between Mersea and Gosfield South Townships.

6) Hydro Power

The extension, where required, of Hydro services. (No major problems are envisaged in this regard).

In order to protect neighbourhood amenities, local substations and other facilities such as water towers will be designed to harmonize with, or act as a foil to, their surroundings, and will provide landscaped areas and buffer strips.





IV - POLICIES RESPECTING DEVELOPMENT

L. AMENDMENTS AND REVIEWS

This Plan is not, upon its adoption, to be regarded as the final or static image of land use for the Planning Area. Amendments together with a major review every five years will be required to keep the Plan up to date in the light of new forces and factors which enter the local and surrounding scene.



IV - POLICIES RESPECTING DEVELOPMENTDEFINITIONSA. "URBAN AREA"

This is all the land that will be needed to accommodate the non-farm growth in the Planning Area in approximately the next two decades. It includes land for Residential, Commercial, Industrial, School, Park, Institutional and Service use.

B. "RESORT RESIDENTIAL"

This is land, mainly along the shore of Lake Erie, which will be used for permanent dwellings on large lots, cottages, cottage parks, cabins, public or private parks, recreation areas, beaches, churches, community halls and other places of assembly, beach and boat clubs, commercial uses such as hotels and motels, service stations, restaurants, together with retail outlets serving the tourist, summer and permanent residents.

C. "HAMLET AND RIBBON DEVELOPMENT"

This is land not required for true urban development within the next 20 years. It consists of development in small settlements in the Township plus the ribbons of growth that have spread out along some of the roads outside the Town of Leamington. New uses permitted in this category include: dwellings, churches, schools and commercial uses serving the immediately surrounding residential development or the tourist trade. Commercial uses will be grouped to prevent scatteration, and buffering adjacent to abutting residential uses will be required.





IV - POLICIES RESPECTING DEVELOPMENTD. "RURAL"

This category includes all land outside the Urban, Resort-Residential, Hamlet and Ribbon Development Areas. The uses permitted in this category include: agriculture, forestry, quarrying, and mining, a very limited number of commercial outlets to serve the rural population, a small number of non-farm homes, golf courses and driving ranges, wild life sanctuaries, public and private clubs and parks, churches, cemeteries, schools and airports.

E. "RESIDENTIAL NEIGHBOURHOODS"

These will essentially comprise single family detached dwelling units, but may also include for the proper functioning of the neighbourhood, semi-detached dwellings, duplexes, multiple family dwellings, schools, parks, churches, neighbourhood commercial uses, greenhouses, parking areas, and public utilities where they are compatible with residential areas.

A hospital, although a regional rather than a neighbourhood facility, is a special use sufficiently compatible to be included in this category.

F. "NEIGHBOURHOOD COMMERCIAL"

Neighbourhood commercial uses will consist of food stores, banks, restaurants, offices, personal service shops, automobile service stations, and stores under apartments. These uses are intended to serve the day-to-day needs of the immediate residential area.

G. "HIGHWAY COMMERCIAL"

Uses permitted in this category include automobile service stations and garages, motels, restaurants, gift shops, antique shops and similar uses that serve the motoring public. Food and confectionery sales,



IV - POLICIES RESPECTING DEVELOPMENT

as secondary or accessory operations in conjunction with the above will be permitted, as in most cases the facilities are required by tourists.

Retail, drug and hardware stores and those uses associated with a neighbourhood shopping centre, or the retail part of the Central Business District will not be permitted in the Highway Commercial category.

H. "INDUSTRY"

This category includes manufacturing, warehousing and storage uses, plus commercial uses incidental to an industrial operation or suitable to an industrial area such as service stations, garages, restaurants, printing establishments, dairies and offices, but not retail stores per se.

For the purposes of this Plan and implementing by-laws, The Sun Parlor Curling Club and the Leamington Roma Club both on the north side of Seacliff Drive east of Erie Street will be considered as permitted uses in an industrially designated area.

I. "PARKS AND OPEN SPACES"

This includes public and private open space for active and passive recreation. In major public parks intended for tourist use, restaurants, boat livery, launching sites, and other necessary commercial uses are included, but will be required to provide and maintain a high standard of construction, maintenance and landscaping. Cemeteries are permitted as a special use in this category.



IV - POLICIES RESPECTING DEVELOPMENT

J. "CROSS RESIDENTIAL DENSITY"

means the number of persons within the area considered divided by the number of acres. The area will include residential lots, streets, schools, local neighbourhood parks and shopping but not facilities or land use that has an influence or use beyond the neighbourhood, i.e. high school, major shopping centre, golf course.

K. "NON-CONFORMING USE"

This means a land use including a building or structure which is not permitted in the area in which it is situated.

L. "NON-COMPLYING USE"

This means a land use including a building or structure which does not conform, comply or agree with the standards of the by-law(s), (eg. minimum yards, off-street parking facilities etc.) implementing this Plan.





V - SCHEDULE "D" DEVELOPMENT MAP

Schedule "D" together with the following explanatory material is to be used as a guide for Planning Board and Council in the acquisition of land for roads and road improvements, the acquisition or reservation of land for essential services, the sequence of extension of trunk services, and the guidance of the sequence of development in the Urban Area.

A. ROADS

Schedule "D" shows existing and proposed roads classified according to function. The principles behind the designation of these roads are as follows.

1) Major Arterial Roads

Provincial Highways 3, 18 & 77 (Erie Street) together with their connecting links, and the Second Concession Road in the Urban Area will be regarded as the major arterial roads. The function of these roads will be to accommodate the movement of direct traffic and to act as major truck routes.

The road allowance objective will be 100 feet, with a pavement width of approximately 50 feet. Since the acquisition of land for road widening may be financially difficult in some places, it may be necessary to increase the capacity of the road by instituting parking restrictions thus increasing the pavement width for the movement of vehicles.

2) Collector Roads

The function of the collector roads will be to collect all neighbourhood and local traffic on one or more roads, thereby reducing through traffic to one or two major streets in the neighbourhood. The collector streets will connect neighbourhoods



V - SCHEDULE "D" DEVELOPMENT MAP

to each other, to industrial and commercial areas and the major arterial roads. The road allowance will be 66 to 86 feet depending on the road's character, with a 32 to 40 foot pavement width.

3) Local Roads

Local roads will have a road allowance of 66 feet or less depending on function with a pavement width of 18 feet or more depending on function. They will serve internal neighbourhood traffic and connect to the collector roads.

B. INTERSECTION IMPROVEMENTS AND GRADE CROSSINGS

Intersection and grade crossing improvements, where required, are designated on Schedule "D". Land will be obtained for the gradual improvement of the grade crossings and intersections, and a detailed schedule for the work will be included in capital budgets.

C. SERVICES

- 1) The servicing of the Urban Area will be carried out in the manner generally indicated on Schedule "D" in respect to the physical location of facilities.
- 2) Services within new subdivisions will be provided by the developer to specifications set from time to time by Council. Some external services may also be required of the developer. Detailed policies in respect to this matter will be contained in by-laws passed by the Council from time to time.

22/8/63





V - SCHEDULE "D" DEVELOPMENT MAP

- 3) The policies contained in Section IV of this Plan will apply to all development in the area.
- 4) All urban services including water, sanitary sewers and storm sewers will be provided by the Town of Leamington, although in some cases the Township may participate financially in a specific scheme.

D. STAGING

- 1) Development in the Urban Area will generally take place in accordance with the numbered stages shown on Schedule "D" to this Plan. The locations of the facilities are not to be construed as final. Their exact positions will be determined by future engineering studies.
- 2) It is recognized that it is unreasonable to expect one stage to be completed before the next is commenced. It is felt administratively unwise to set a requirement that a stage must be built up to a certain percentage before a subsequent stage is commenced. It is also realized that it would be financially chaotic to allow development necessitating the provision of trunk facilities in any area at any time. It is therefore the policy of the Town and Township that in order to conserve the financial resources of the municipalities and allow the logical and economic extension of services, each stage will be substantially completed before a subsequent stage is commenced.



V - SCHEDULE "D" - DEVELOPMENT MAP

- 3) The economic well-being of most municipalities depends to a large extent upon the maintenance of a reasonable balance of residential to non-residential assessment. It is thus important to provide the maximum but reasonable amount of encouragement to the latter type of development. Industrial uses not requiring the construction of municipal services will therefore be permitted in advance of the staged programme set out in the Plan. Where proposed industrial uses require the extension or enlargement of municipal services, the Council(s) will carefully weigh the economic advantages and consequences of each specific proposal and may, where the proposed use will be of benefit to the community, construct needed facilities in advance of the staging programme set out in this Plan without amendment to the Plan. Where the accelerated construction of such services will open up an area for non-industrial uses, the staging programme of this Plan will require amending.



V - SCHEDULE "D" DEVELOPMENT MAP

- 4) The development of the sewage system will depend entirely upon the construction of a sewage treatment plant, and a separate sanitary and storm water disposal system in all new and in some parts of existing development. (The Town presently has developed a combined sewer system which empties directly into the Lake. No sanitary sewers as such exist in the Town).
- 5) The capacity of the sewage treatment plant will be determined by the sewage flow from the residential areas and the food processing industries. It is not expected that all the flows from the food plants will be processed at the sewage treatment plant. The processing plants will separate their sanitary wastes, with a large volume of water waste by-passing the plant.

Stage 1

Prior to any future sanitary or combined sanitary and storm sewer construction in this Stage, it will be necessary to construct a sewage treatment plant in the southeast area of the Town.

As the area within this Stage is presently serviced with a combined sanitary and storm sewer system, urban development will be dependent on short extensions of and connections to storm and sanitary sewers. A system of separate storm and sanitary sewers is not envisaged in this Stage.





V - SCHEDULE "D" DEVELOPMENT MAP

Increased development is expected to strain the two existing combined sewers along Oak Street. To relieve this condition a trunk sanitary sewer will be constructed along Oak Street connecting to the sewage treatment plant. Capacity will thus be made available in the existing combined sewers.

This new trunk will serve the existing and proposed industrial areas north and south of Oak Street, and from a long range point of view will allow Stage 4 to develop.

Wash waters from the Heinz plant will not be treated at the sewage treatment plant. It is expected that the plant will separate its wash waters from wastes requiring sewage treatment facilities. The former will by-pass the plant and empty into the Lake.

Similarly, excessive storm water runoff will not be treated at the plant.

Stage 2

Development in this Stage will require the construction of a major trunk sewer northerly from Seacliff Drive to Oak Street. Sufficient capacity will be provided in this trunk for future northerly extensions into the northeast portion of the urban area. This trunk will also provide additional capacity for sewage from the



V - SCHEDULE "D" DEVELOPMENT MAP

built-up portion of the Town on a relief basis. Storm drainage will be separated from sanitary waste by a separate system and discharging into the Lake.

Stage 3

The area on the east side of the Town and north of Oak Street and south of the Chesapeake and Ohio Railway will be opened for future development by the northerly extension of the trunk sewer in Stage 2. Additional residential and industrial land will be made available. Storm drainage will be separated from sanitary wastes.

Stage 4

Development in this Stage will require the extension of the Seacliff Drive trunk westerly, thus opening up parts of Neighbourhoods 4 and 5. Pumping facilities will be required to lift the sewage from this Stage into the Seacliff trunk. Separate storm drainage facilities discharging to the Lake will be provided, ensuring a storm sewer system in new areas to be developed.

Stage 5

This Stage will require the extension of the Oak Street proposed sanitary sewer trunk westerly and extending laterals southerly into Neighbourhoods 4 and 5. Storm water separation from sanitary wastes will be provided in the new area. Storm runoff will be accommodated in the two sewers along Oak Street, capacity being added by the new proposed separate sanitary trunk which will take sanitary flows from the existing combined sewers.





V - SCHEDULE "D" DEVELOPMENT MAP

Stage 6A

The most northerly portion of the Town will be serviced by the extension of a trunk sewer northerly along Erie Street from Clark Street.

Stage 6B

This Stage will require the connection of the combined sewer along Erie Street south to a new sanitary sewer constructed easterly along Point Pelee Drive to the intersection of Point Pelee Drive and the lot line road between Lots 7 and 8. From this point the sewage will be pumped northerly into the trunk along Seacliff Drive.



VI - IMPLEMENTATION

The Official Plan will be implemented by the exercise of:

- (a) Subdivision Control, under Sections 26 and 28 of the Planning Act.
- (b) Zoning By-laws, under Section 30 of the Planning Act.
- (c) A planned sequence of public works.
- (d) A Committee of Adjustment, under Sections 32(a) and 32(b) of the Planning Act.

A. SUBDIVISION CONTROL

Applications under Section 26 ("Consents") or Section 28 (Plans of Subdivision) will be checked against the:

- (a) Land Use Maps Schedules "A", "B" and "C" and with Section IV of this Plan to ensure conformity with the principles and policies covering the distribution and organization of land uses in the Planning Area.
- (b) Development Map Schedule "D" to ensure that the timing and servicing of the development is in harmony with the planned phases of this Plan and to check whether land is required for roads or road widening or intersection improvement.

B. ZONING BY-LAWS

A Zoning By-law will be passed implementing and regulating the land use designations and the policies set out in this Plan. Not all land use categories in the Official Plan need to be zoned immediately for their ultimate uses. Some of the areas may be zoned for rural type uses as an interim measure in order to preserve the land for the uses proposed in the Official Plan.

All amendments to the Zoning By-law will be checked against the Land Use and Development Maps. (Note: A Zoning By-law cannot be passed that does not conform to the Official Plan (Section 15 of the Planning Act.)



VI - IMPLEMENTATIONC. PUBLIC WORKS

The Land Use Map and the relevant policies in Section IV of this Plan will guide the Councils in determining: capacities for public works to be installed such as watermains, sanitary and storm sewers and the acquisition and equipment of parks. It will guide the School Board in the provision of school accommodation.

The Development Map will guide these bodies in the timing and sequence of construction.

All public works undertaken shall conform to the Official Plan.

D. COMMITTEE OF ADJUSTMENT

A Committee of Adjustment will be appointed to consider applications for relief from any restricted area by-law implementing this Plan. The Committee will be guided by Section 32 of the Planning Act and the rules of procedure and regulations issued from time to time by the Minister.

In respect to Section 32(b)(2)(a)(i) and (ii) of the Planning Act, the Committee will particularly bear in mind the policies contained in this Plan relating to "non-conforming" and "non-complying" uses.





VII - INTERPRETATION

Any change or deviation from a statement of intent either in the text or on the Schedules attached to the text will necessitate an amendment to the Official Plan.

The following items are excepted and may be changed or deviated from to the extent stated, without an amendment. When minor deviations to the Plan are made, however, in accordance with the rules outlined below, these deviations shall be indicated, when application is next made to the Minister to amend the Official Plan, in order to show the up-to-date situation.

- (a) Boundaries between designated land uses may be adjusted where such boundaries are not affected by roads, railways or other similar barriers, so long as the intent and purpose of the Official Plan is maintained.
- (b) In undeveloped areas, school sites, parks and neighbourhood commercial areas may be incorporated into subdivision designs in a manner most suitable to topography and layout, so long as they are of the approximate size and location as shown diagrammatically on the Schedule(s).
- (c) Where proposed streets are indicated in undeveloped areas on Schedule "D" alternative street patterns may be designed in subdivision plans so long as collector roads and connections between adjacent properties are included within the general area and to serve the purpose shown diagrammatically on Schedule "D".



VII - INTERPRETATION

- (d) In the text and appendices and on the Schedule(s), figures and proposed locations relating to schools (ultimate number of rooms, pupils, site area etc.); parks (ultimate area); neighbourhood commercial (ultimate floor space) and proposed roads are not intended to be exact or rigid but to be close approximations. It is intended that reasonable latitude will be available to Planning Board and Council in the interpretation and application of this information when actually establishing or approving the size and exact location of such facilities, so long as the intent and purpose of the Official Plan is maintained.
- (e) The overall average density within the area is calculated at 14 persons per acre with a vacancy ratio of 20% added to allow for land undeveloped by 1985. If it is found through detailed neighbourhood studies that a vacancy ratio of 20% is too low or a density of 14 persons per acre is too low or high, the figures may be adjusted up or down in small areas provided that all neighbourhood facilities are adjusted accordingly and capacity is available in the sewer and watermain systems.
- (f) Where any land designated for parks and open space on the Schedules to this Plan is under private ownership, it is not meant that it will necessarily remain as open space indefinitely or shall it be construed as implying that open space areas are free and open to the general public, or will be purchased by the municipality. At any





VII - INTERPRETATION

particular time, if proposals to develop land in private ownership are made, and the Town does not wish to purchase such land, in order to maintain the open space, then an application for the redesignation of the area for other purposes will be given due consideration by the municipality.

- (g) All the material in the Appendices is included only as supplementary information and therefore does not constitute a part of this Official Plan.



A P P E N D I C E S

(These appendices are included for information only. They do not constitute part of the Official Plan for the Leamington and District Planning Area).



APPENDIX IPOPULATION CHARACTERISTICS  
AND GROWTH ESTIMATESA. PAST POPULATION CHARACTERISTICS

The assessed population growth for the Town of Leamington and the Township of Mersea over the past twenty years is listed in the following table.

TABLE I

ASSESSED POPULATIONS FOR  
THE TOWN OF LEAMINGTON AND THE  
TOWNSHIP OF MERSEA 1941-1961

<u>Year</u>	<u>Leamington</u> <sup>(1)</sup>	<u>Mersea</u> <sup>(1)</sup>
1941	5534	5304
1943	5456	5182
1945	6276	5150
1947	7031	5596
1949	7421	5619
1951	7541	5819
1953	7732	6739
1955*	7669	6917
1957	7876	7151
1959	8453	7260
1961	8930	7709

\*For the year 1954 and prior, summer residents were added to the total population. No accurate count was kept of summer residents prior to that time. Estimated yearly summer population of 440 was included in 1955,-56,-57,-58 assessed population as listed in Municipal Director, Department of Municipal Affairs.

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(1) Assessed population figures obtained from the clerks of the respective municipalities.





APPENDIX I (Cont'd)

Table I compares the growth characteristics of the Town, to that of the Township, over the past 20, 10 and 5 year periods, based on total period absolute and percentage growths and average yearly growths for each respective period. During the past 20 years, the Town and Township grew at an average of 170 and 120 persons per year respectively.

The average absolute growth in the Town during the last 10 year period has declined to approximately 140 persons per year, or to a percentage growth of 1.85% per year from the average of 3.0 per cent for the 1941-1961 period. However, during the last five year period, the population growth in the Town has shown a general increase, with the average annual absolute growth being 235, and the average annual percentage increase being 3.0% equalling the annual average percentage increase for the 20 year period. For future population calculations it is expected that the population growth in the Town will continue at a steady rate of about 3.0% per year.

In the Township the average absolute growth figure has been for the last 10 years 189 or 3.25%, and for the last 5 years 157 or 2.25%; the latter figures being approximately equal to the 20 year, 1941-1961 period. Future population estimates for the Township are calculated at 2.25% per year.



APPENDIX I (Cont'd)TABLE II

GROWTH CHARACTERISTICS  
FOR LEAMINGTON AND MERSEA

Period	<u>Leamington</u>				<u>Measea</u>			
	Absolute Growth		Percentage Growth		Absolute Growth		Percentage Growth	
	Total Period	Average Per year	Total Period	Average Per Year	Total Period	Average Per Year	Total Period	Average Per Year
20 year 1941-1961	3396	170	61.5	3.1	2405	120	45.0	2.25
10 year 1951-1961	1389	140	18.5	1.85	1890	189	32.5	3.25
5 year 1956-1961	1182	236	15.2	3.0	785	157	11.3	2.25

The total population of Leamington and Mersea during the last ten years has increased at an average of 328 persons per year, or at an average annual percentage of 2.45. During the last five years growth has increased to an annual average of 395 persons, or to an annual average percentage of 2.7.

B. GROWTH ESTIMATES

The following table projects the combined population of the Town and Township, for the next 23 years, at five year intervals. The calculation is a median line based on the projection of the 1961 total figure calculated at a projected absolute figure of 1975 and 13.5 per cent every five years.





APPENDIX I (Cont'd)TABLE IIIESTIMATED TOTAL LEAMINGTON  
AND MERSEA POPULATION PROJECTIONS

<u>Year</u>	<u>Based on Average Annual Absolute Increase of 395/year or 1975/5 years</u>	<u>Based on Average Annual Percentage Inc. of 2.7%/year or 13.5%/5 years</u>	<u>Estimated Median Line Projection</u>
1961	16,639	16,639	16,639
1965	18,220	18,400	18,310
1970	20,200	20,900	20,550
1975	22,170	23,700	22,935
1980	24,150	26,900	25,525
1985	26,120	30,500	28,310

The combined population of both the Town and Township is estimated to reach an anticipated 28,310 in 1985 and 20,550 in 1970. It is expected that within the next two decades there will be a greater concentration of urbanization around the Town of Leamington, rather than uncontrolled growth throughout the Township.

Population projections for the Leamington Planning Area and the Leamington Urban Area are combinations of the projected Town population and percentages of the Township projected population that would be within the Planning Area and the Urban Area.



APPENDIX I (Cont'd)

The table below shows the anticipated population for the Town of Leamington, being a median line based on the annual average absolute yearly rate of growth of 236 persons and the annual average percentage yearly rate of growth of 3.0.

TABLE IV

TOWN OF LEAMINGTON  
ESTIMATED POPULATION PROJECTION

<u>Year</u>	<u>Average Annual Increase of 3.0% per year</u>	<u>Average Annual Absolute Growth of 236/year</u>	<u>Estimated Median Line Projection</u>
1961	8,930	8,930	8,930
1965	10,000	9,870	9,935
1970	11,500	11,045	11,275
1975	13,250	12,220	12,735
1980	15,250	13,395	14,325
1985	17,600	14,570	16,085



APPENDIX I (Cont'd)

TABLE V

ANTICIPATED POPULATION OF THE  
LEAMINGTON PLANNING AREA AND OF MERSEA TOWNSHIP

Year	Population within present Leamington Bndy.	Population within present Mersea Bndy.	Leamington Planning Area Bndy. Population (Mersea portion) (3)	(1) %	Leamington Urban Area Population (Mersea portion)	(2) %	(2) %	Population Remaining in Planning Area Outside Urban Area	Total Leamington and Suburban Planning Area Population	Total Leamington Urban Area Population
1961	8,930	7,710	2,950	38.0	1,000	33.0	13.0	1,950	11,880	9,930
1965	9,935	8,380	3,200	38.0	1,120	35.0	13.5	2,080	13,135	11,055
1970	11,275	9,245	3,700	40.0	1,480	40.0	16.0	2,220	14,975	12,755
1975	12,735	10,145	4,250	42.0	1,910	45.0	19.0	2,340	16,985	14,645
1980	14,325	11,130	4,900	44.0	2,450	50.0	22.0	2,450	19,225	16,775
1985	16,085	12,145	5,450	45.0	3,000	55.0	25.0	2,450	21,535	19,085

(1) It is expected that the Mersea population will retain its rural character, with most of the non-farm population locating in the Planning Area. Population in the Planning Area and outside the Town boundary is estimated at approximately 3,000. This represents 38.0% of the total Township population, and is expected to increase to 45.0%.

(2) The future population that will locate in the Planning Area will be guided into the Leamington Urban Area. At present 33.0% of the population in the Leamington Planning Area (Mersea Portion) is located within one-half mile of the boundaries of the Town. This figure is expected to increase to 55.0%. This figure can also be expressed as 13.0% of the Mersea population. It is expected that this figure, for population within the immediate urban area of Leamington, will increase to 25.0% of the total Mersea population in 1985.

(3) In 1961, 7,700 people in the Township inhabited 3,100 dwelling units. This produces a density of 2.5 persons per dwelling. Within the area between the Town boundary and the Planning Area boundary, 1,108 inhabited units were counted. At 2.5 persons per unit, this area contained 2,950+ people.





APPENDIX II

SCHOOL POPULATION AND GROWTH ESTIMATES  
IN THE LEAMINGTON AND DISTRICT  
PLANNING AREA

---

A. PUBLIC ELEMENTARY SCHOOLS

1) Past Public Elementary School Enrolment -  
Town of Leamington

The following table shows public elementary school enrolment in relation to total population, the increase in enrolment and other pertinent school characteristics.

TABLE VI

School Year	<u>ENROLMENT IN LEAMINGTON SCHOOLS</u>					Enrolment As a % of Town Population
	Population	Enrolment	Student Increase	Total Classrooms	Students per Class	
1956	7,748	1,054	-	31	34.0	13.6
1957	7,876	1,089	35	31	35.0	13.8
1958	8,208	1,119	30	32	35.0	13.7
1959	8,453	1,146	27	34	33.7	13.6
1960	8,602	1,170	24	39	30.0	13.6
1961	8,930	1,174	4	39	30.0	13.1
1962	8,939	1,156	- 18	39	29.5	12.9

---

In 1962, Leamington resident students numbered slightly under 13.0% of the total population of the Town. The Town is generally experiencing an increase in enrolment and it can be assumed that enrolment as a percentage of total population will increase to 15% within the next 23 years.

The Town of Leamington has four public schools, three having teaching areas for grades one to six, and the Mill Street School (the oldest in the Town) having teaching areas for grades seven



APPENDIX II (Cont'd)

and eight students. Except for three or four students from Mersea Township, the whole of the Town public school enrolment is from the Town. The four schools have a total of 39 teaching areas, averaging approximately 30.0 students per class. Classroom capacities are being reached in the Town.

2) Past Public Elementary School Enrolment - Mersea Township

The following table is introduced to show existing public elementary school conditions in the Township in relation to total population, and enrolment per class.

TABLE VIIENROLMENT IN THE TOWNSHIP OF MERSEA SCHOOLS

School Year	Population	Enrolment	Student Increase	Total Classrooms	Students Per Class	Enrolment as a % of Township Population
1956	6,924	1,096	-	38	29.0	15.8
1957	7,151	1,130	34	39	29.0	15.8
1958	7,156	1,120	- 10	38	29.5	15.6
1959	7,260	1,113	- 7	40	27.5	15.3
1960	7,529	1,159	46	41	28.0	15.4
1961	7,709	1,153	- 6	41	28.0	14.9

From the above table, enrolment as a percentage of the population has slightly decreased for the five year period 1956-1961. Until 1961, there were 19 school sections in the Township, but a number of these have grouped together under one school area. In 1962, the 19 school sections in the Township were reduced to 14, with





APPENDIX II (Cont'd)

Mersea Township School Area "A" being the new area, comprising the southern peninsula of Mersea Township. Five school sections have been amalgamated to form the one area with a nine room central school at the site of the S.S. #7 Mersea School.

Enrolment in the Township is approximately 15.0% of the total population and it is assumed that this figure will remain.

3) Future Public Elementary School Enrolment  
in the Leamington Urban Area

The table below sets out the approximate number of classrooms that will be required at five year intervals over the next twenty-three years for the Leamington Urban Area population.

TABLE VIII

PUBLIC ELEMENTARY SCHOOL REQUIREMENTS  
FOR THE LEAMINGTON URBAN AREA

<u>Year</u>	<u>Leamington Urban Area</u>	<u>Elementary School Population</u>	<u>Enrolment as a % of total Population</u>	<u>Total Classrooms required @ 35/Class</u>
1961	9,930	1,380	14.0	39
1965	11,055	1,550	14.0	44
1970	12,755	1,910	15.0	55
1975	14,645	2,200	15.0	63
1980	16,775	2,500	15.0	72
1985	19,085	2,850	15.0	82

The total classroom requirement for a total Leamington Urban population of 19,100 is 82 classrooms. It is expected that a number of these classes will be provided by additions to existing structures, the remainder by the addition of two new schools.



APPENDIX II (Cont'd)

Schedule "B" shows how existing and planned sites can be fitted into a neighbourhood pattern when development spreads beyond the present Town limits.

B. SEPARATE ELEMENTARY SCHOOL ENROLMENT

The following table shows separate elementary school enrolment in relation to total population of the Town of Leamington and the Township of Mersea.

TABLE IX

EXISTING SEPARATE SCHOOL ENROLMENT  
TOWN OF LEAMINGTON AND TOWNSHIP OF MERSEA

<u>Year</u>	<u>Total Population</u>	<u>Total Attendance in</u>		<u>Classrooms</u>		<u>Persons Per Class</u>	
		<u>Leamington School</u>	<u>Mersea School</u>	<u>Leamington</u>	<u>Mersea</u>	<u>Leamington</u>	<u>Mersea</u>
1961	16,640	380*	150	11	4	34.5	37.5

\*Approximately 20 of these students are bussed in from the Township of Mersea. This school serves a three mile radius from the site of the school, thus a small number attend from the Township of Gosfield South.

Two separate schools educate the separate school students in the Leamington Urban Area. St. Michael's School, being the school within the Town, has reached its 8 room capacity. To relieve overcrowding conditions in this school three temporary classrooms are used in the old high school. In total 11 classrooms are utilized, these being overcrowded. The new Queen of Peace School, located outside the Town limits has four classrooms and has crowded teaching areas. This school serves both Township students and a large number of the Town



APPENDIX II (Cont'd)

enrolment. Expansions to this school can be made without difficulty as it is located on a large site. Expansions cannot be made to the St. Michael's School, as the site is small. The new six room school south of Highway #3 in the east end of Town will accommodate the three temporary classes in the old high school and provide for extra classes in the near future.

The percentage of separate school enrolment as a percentage of Leamington population is calculated at approximately 4.0%.

Future separate school requirements, based on 4.0% increasing to 4.5% of the total urban population are shown in the table below for five year intervals to 1985.

TABLE X  
FUTURE SEPARATE SCHOOL ENROLMENT

<u>Year</u>	<u>Leamington Urban Area</u>	<u>Estimated School Enrolment</u>	<u>Estimated Enrolment as a % of total Population</u>	<u>Total Classes Required @ 35 students per class</u>
1961	9,930	395	4.0	11
1965	11,055	455	4.1	13
1970	12,755	535	4.2	15
1975	14,645	630	4.3	18
1980	16,775	740	4.4	21
1985	19,085	840	4.5	24

The total separate school classroom requirement for an urban population of 19,100 is 24. The anticipated new six room school will suffice to 1975, at which time classroom capacities will be reached.





APPENDIX II (Cont'd)C. THE DISTRICT SECONDARY SCHOOL

The following table shows high school enrolment in relation to total population in the Town and Township, and increases over the past number of years.

TABLE XITHE DISTRICT SECONDARY SCHOOL - LEAMINGTON

Year	Mersea	Leamington	Total	Enrolment							Total	
	Pop'n	Pop'n	Pop'n	Mersea %	Leamington %	Total %	Other	Classes	Students Per Class			
1956	6,924	7,748	14,672	295	4.2	372	4.8	667	4.5	172	26	32.0
1957	7,151	7,876	15,027	328	4.6	388	4.9	716	4.8	185	26	34.5
1958	7,156	8,208	15,364	340	4.7	395	4.8	735	4.8	203	38	24.5
1959	7,260	8,453	15,713	377	5.2	421	5.0	798	5.1	181	38	25.5
1960	7,529	8,602	16,131	391	5.2	422	4.9	813	5.0	203	38	27.0
1961	7,709	8,930	16,640	444	5.7	417	4.7	861	5.2	260	38	29.5
1962	7,735	8,939	16,674	493	6.4	465	5.2	958	5.7	258	52	23.7

Enrolments, as a percentage of the Township and Town populations, in the District Secondary School are increasing. In the five-year period 1956 to 1961, Mersea enrolment increased by 1.5% from 4.2% to 5.7%. In the same period Leamington enrolment remained constant at approximately 5.0% of the Town's population. In 1962, total student enrolment from both municipalities comprised 5.7% of their total population, increasing by 1.2% from 1956. Future estimations for student enrolment from the Township and the Town, in the District Secondary School, are based on the 1962 student enrolment as a percentage of the total population. In 1962 the percentage was 5.7% and is expected to reach 6.4% in 1985. An estimated total enrolment in the school is calculated on the basis that 78.0% of the total enrolment in the school is from Mersea and Leamington and can be expected to increase to approximately 82.0% by 1985. The remainder is outside enrolment.

This shows high school enrollment in relation to total

1950	100
1951	100
1952	100
1953	100
1954	100
1955	100
1956	100
1957	100
1958	100
1959	100
1960	100

as a percentage of the population. The enrollment in the  
in the  
to 1951, the enrollment was 100 percent.  
in the same period the enrollment was 100 percent.  
of the population in 1951 was 100 percent.  
from both rural and urban areas.  
100 percent from 1951 to 1960.  
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## APPENDIX II (Cont'd)

TABLE XII

THE DISTRICT SECONDARY SCHOOL - LEAMINGTON  
ENROLMENT REQUIREMENTS

Year	Estimated Pop'n in Twp. and Town	Estimated Leamington Urban Pop'n	Estimated Enrolment from Town and Twp.	Estimated Enrolment % (1)	Estimated Total Enrolment	Enrolment from the Estimated Urban Pop'n	Enrolment % (4)	Classrooms Required for the total enrol- ment @ 30 students per Class
1962	16,674	9,950	958	5.7	1,216(2)	570	5.7	41
1965	18,310	11,055	1,100	6.0	1,440(2)	665	6.0	48
1970	20,550	12,775	1,280	6.2	1,610(2)	790	6.2	54
1975	22,935	14,645	1,400	6.2	1,760(3)	910	6.2	59
1980	25,525	16,775	1,610	6.3	1,990(3)	1,050	6.3	66
1985	28,310	19,085	1,800	6.4	2,200(3)	1,220	6.4	73

The existing high school presently is not overcrowded with the 1962-63 enrolment being taught in 52 classrooms at an average of 23.7 students per class.

In 1962 a building programme was initiated adding 14 new teaching areas to the school. In September 1963 the District Secondary School will have 54 teaching areas in use. The capacity of the school has been rated at 1,440 students and this total is expected to be reached in 1965 after which time a new school will be required in another section of the Secondary School Area. It is not likely that the Secondary School will be further enlarged on its existing site, being 10 acres in size.

- 
- (1) Estimated enrolment from Town and Township as a percentage of total estimated population in Town and Township.
  - (2) 1962, 1965 and 1970 estimated enrolments from the High School Authorities.
  - (3) 1975, 1980 and 1985 estimated enrolments based on past growth and future predictions from the High School Board Authorities.
  - (4) Estimated enrolment from the estimated Leamington Urban Area as a percentage of total estimated population in the Urban Area.





APPENDIX II (Cont'd)D. SCHOOL BUILDINGS

Sections A, B and C indicate growth trends for public and separate elementary and high school populations, along with accommodation required for the period covered by this Plan. The following explains some of the details in the tables.

1) Public Elementary Schools

(a) Selkirk Street School. This school is one of the oldest in the Town and is now reaching its ultimate capacity on its existing site. Expansions are not possible. A new school will be constructed to serve the future population growth envisaged in the long range aspects of this Plan in the northwest part of the Town.

(b) The Queen Elizabeth School on the east side of Town is located on a large site and will be expanded. A new public school will ultimately be required for future growth in this part of the Town.

(c) The Margaret D. Bennie School is also located in a large site and will be expanded to accommodate all future enrolment from the southwest part of the Town.

(d) Mill Street Public School, accommodating all the grade seven and eight students of the Town will suffice to approximately 1966-67 at which time a new senior public school will be required.

2) Separate Elementary Schools

The contemplated construction of a new six room school in the Town, complementing the existing eight room school, will suffice for increased enrolment by 1975. The Urban Area will be served with a



APPENDIX II (Cont'd)

total of 18 classrooms, if the Queen of Peace School is included. The temporary teaching areas in the old high school will be abandoned upon completion of the new school. The long range requirements for separate school enrolment are 24 classrooms. The Separate School Board will, in its deliberations, consider and emphasize the importance of site location in regard to future population growth, keeping in mind the possibility of future classroom additions.

3) The District Secondary School

The rated capacity of the school is 1,440 students, which is expected to be reached in 1965. A new school will be required in the near future to accommodate new enrolment after 1965 as the present school will not be expanded on its present site.

E. The location of, and policies respecting, land uses outside the Urban Area delineated on Schedule "B" are described in Section VII of this Plan.



APPENDIX III  
ECONOMIC STRUCTURE

A. INDUSTRIAL GROWTH

Outside the Windsor industrial complex, Leamington is considered the largest employment centre in Essex County. The following table illustrates the industrial picture for the Town and is based upon the Town's four major industries, three of which are largely dependent upon the surrounding agricultural area, and employ a large number of seasonal workers.

TABLE XIII

MAJOR INDUSTRIAL EMPLOYERS

<u>Industry</u>	<u>Date of Location</u>	<u>Products</u>	<u>Total Area</u>	<u>In use</u>	<u>Employees (1)</u>			
					<u>Male</u>		<u>Female</u>	
					<u>Perm.</u>	<u>Seasonal</u>	<u>Perm.</u>	<u>Seasonal</u>
H.J. Heinz Co. of Canada Ltd.	1900	Food Processing	145	44	700	1,200	400	800
Pyramid Cannery Limited	1952	Food Processing	5.16	5.16	12	150	2	100
Dibrell Bros. Ltd.	1919	Tobacco Packing	5.93	5.93	10	50	5	100
Bennie Lumber Co.	1900	Lumber and Milling	2.5	2.5	45	-	1	-
<b>TOTAL</b>			<b>158.6</b>	<b>57.6</b>	<b>767</b>	<b>1,400</b>	<b>408</b>	<b>1,000</b>
<b>TOTAL PEAK EMPLOYMENT</b>								<b>3,575</b>

(1) Employment figures obtained from National Employment Service Manual, Department of Economics, Toronto.





APPENDIX III (Cont'd)

Peak employment in the four major industries is reached in July, August and September, when the industries are processing the field crops from the surrounding agricultural area. During this period, employment reaches three times the off-season employment number of 1175, the difference due to the additional seasonal or part-time help. Thus a variable factor is introduced in trying to calculate a basic labour force upon which future calculations can be established. In addition to the seasonal labour force, the Windsor complex draws a substantial number of workers from the Leamington Area and will continue to do so.

The post-war era has not witnessed a number of new industries locating in the Town, especially of the diversified secondary type, although the Town has a number of smaller industries.

Future industrial growth in the Leamington area is not expected to be spectacular, however, some secondary industries will be attracted due mainly to the availability of good road systems with connections to a large buying market, a large and growing labour pool, nearness to a large city and a border crossing, and favourable living conditions for its employees. The Town must, therefore, in order to attract new industries, maintain a supply of serviced and serviceable industrial sites, and maintain its attractiveness as a place in which to live and work.

In summary it can be expected that the food processing and tobacco processing plants will continue to expand and that some new enterprises of a similar nature will locate in the Town. The Town will attract some

in the time before the war : worked in

then the industries are processing the field crops

During the employment season there

employment season of 1935, the number of the

Thus the

as to calculate a basic labor

linked, in addition to the seasonal labor

a substantial number of workers from

to do

one has not witnessed a number of new

of one diversified secondary type

of smaller

Growth in the

some secondary

expansion of year

larger and

border crossing, and favorable financial

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of national and

in which to live and work

good

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the

APPENDIX III (Cont'd)

secondary industries not directly connected to the food and tobacco industry. There will be an increase in the number and size of transportation and wholesaling companies emphasizing the Town's role as a regional collection and distribution centre for farm produce and its resultant canned products.

B. TOURIST GROWTH

The Town of Leamington provides the major shopping centre in this southwestern tourist region. The Town is located on the shores of Lake Erie and serves the numerous summer cottage residents. Shopping for the summer residents is facilitated from the resort areas to the central core of the Town, by direct and convenient access routes. The value of this industry in the Town's economy can be summed up by a statement from a study of the tourist industry conducted in Leamington by the Department of Travel and Publicity: "To some (businesses) it appears to be the difference between a break-even situation and a profitable business".(2)

The Leamington area can definitely be considered a family resort area, drawing tourists from a large area and from all walks of life.

The Town's promotional efforts in the past have been excellent and the local inhabitants are well aware of the importance of this industry and are constantly fostering tourism. Promotional schemes should encourage tourists to stay for longer periods. As the trend is definitely toward

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(2) "A Survey of the Tourist Industry in Leamington, Ontario",  
Department of Travel and Publicity, Toronto, Ontario.





APPENDIX III (Cont'd)

two week holidays, promotional schemes should be directed towards this longer period. Thus schemes encouraging people to use the holiday facilities should be maintained and various agencies and associations concerned with this trade should work in close harmony among themselves and with the Provincial and Federal Governments under the various Acts to promote the industry.

C. COMMERCIAL GROWTH

The Town has a well developed Central Business District, centred on the intersection of Talbot Road and Erie Street, being the major arterial roads, connecting the outlying parts of the urban and farm areas to the core. Leamington serves as the major focus for retail, business and entertainment activity in this portion of southwestern Ontario. Commercial uses in the Town total 99.1 acres of land, of which 23.1 acres are taken up by the Central Business District.

The expansion of the Central Business District will primarily reflect the growth in population of the Leamington Urban Area, rather than from the growth in the whole of the Leamington trading area. It will also reflect an increasing summer population in the area. This new growth is expected to reflect itself in the enlargement of existing business services and in a widening range of retail and professional services. This growth is expected to take place north and south of Talbot Road, maintaining the existing compact nature of the Central Business District.



APPENDIX III (Cont'd)

Within the Town, highway commercial uses are predominately in the form of ribbon development along Talbot Road east and west and along Erie Street north and south of the Central core. These uses comprise a total of 55.1 acres. Scattered throughout the residential areas are numerous corner stores, groceries and variety stores. These total approximately 11.0 acres. At the extreme south end of Erie Street, tourist commercial uses predominate totalling approximately 10.0 acres.

The existing, and in most cases, haphazard pattern of commercial uses outside the sphere of the Central Business District have created noticeable problems to existing surrounding residential structures, including a certain amount of traffic congestion on major arterial routes.

D. AGRICULTURAL GROWTH

The agricultural area outside the Town is intensively farmed. A long growing season, light soils, and an exceptionally long average frost free period provides the conditions necessary for an agricultural production unequalled in other parts of Ontario. Vegetable crops planted early in the spring mature quickly and reach the markets prior to crops from other Ontario areas, where the growing seasons are somewhat shorter. Field crops are started in greenhouses, and it has been estimated that approximately 7,300,000 square feet of area is under glass, for the starting of cucumbers, tomatoes, tobacco, flowers etc. In the late fall, rainfall is less and drought conditions may prevail; however, this is of little consequence as the major field crops



APPENDIX III (Cont'd)

such as tomatoes, tobacco, onions and fruit are being ripened and harvested at this time. These crops constitute an important basis in the economic stability of the Town and its inhabitants, for it is these crops that the large canneries and tobacco processing industries utilize for their products.

Farm land of this calibre is definitely limited and should be protected, especially from unorganized urban sprawl (which has in the past spread throughout the Township) as the economy, to a great extent is dependent on the surrounding agricultural and horticultural aspects of the area.

Canning factories that are located in the area will continue to take advantage of the closeness of the nearby agricultural produce and it is expected that expansions to established industries will continue and new food processing plants will tend to locate in the area.

22/8/63





APPENDIX IV

PHYSICAL FEATURES

A. GENERAL TOPOGRAPHY OF THE AREA  
AND THE SHAPE OF THE TOWN

The following physical aspects of the Town and surrounding rural area influence the pattern of the Plan:

1) The Climate, Soils and Length of Growing Season

- make for a high agricultural productivity
- make it imperative that where agricultural areas are located they be maintained
- make it similarly imperative that urban development be contained and developed as consolidated areas rather than scattered throughout the Township.

2) The Lake Erie Shoreline

makes it attractive for summer and recreational uses, such as private and rental cottages, cottage parks, private and public parks, and camps along the Lake.

3) The Topography

being level makes it easy to maintain transportation routes over such terrain.

4) The Shape of the Town

The Town's growth has radiated northeast and west from the major intersection of Erie and Talbot Streets, which is the Central Business District of the Town. New growth has spread along these two arteries, and in the course of time the areas between have filled in. No major physical boundaries, either natural or



APPENDIX IV (Cont'd)

man-made, have impeded this growth, and it is the premise of this Plan that the future growth will continue in the same directions, but in a planned sequence, being dependent on the extension of municipal services.

5) Spatial Relationship of the Planning Area to Other Centres

The Leamington area is located relatively near large urban centres. Because of its closeness, its scenic countryside and thus tourist-drawing power and its excellent road connections, the Planning Board and Councils will be constantly pressured to allow certain land uses to locate. Such demands will come in the form of requests:

- (a) To allow an increased number of commercial and tourist facilities, such as parks and camps, cottage areas, sports clubs, rod and gun clubs.
- (b) To allow an increasing number of private and rental cottages along the Lake frontage.
- (c) To allow an increasing number of land separations for detached dwellings in the rural areas.
- (d) To allow commercial uses to locate on the major routes in the Planning Area.
- (e) To allow certain industrial uses to locate in the rural areas which the urban centres feel are obnoxious and have "zoned" out.





APPENDIX IV (Cont'd)6) Existing Land Use in the Planning Area

A study of the existing land use pattern in the Planning Area indicates the following needs:

(a) In the Leamington Urban Area

A land use plan for the expected growth in the present urban area of Leamington to create a community that will be pleasing and sociologically satisfactory to its inhabitants. Such a plan should show and have policies for:

- (i) Residential areas with convenient neighbourhood amenities such as a shopping area, parks and schools. Major traffic arteries will, wherever possible, bypassing the heart of neighbourhoods.
- (ii) The municipal services such as sewage and water services which will be required in the future, along with fire and police protection.
- (iii) Space to accommodate future industrial enterprises in the vicinity of major arterial roads and rail facilities.
- (iv) Land for the expansion of the central retail area, to accommodate increased retail sales resulting from the population growth in the Urban Area.
- (v) Land for the development of additional recreational areas along the Lake Erie shoreline.



APPENDIX IV (Cont'd)

(b) Along the Lake Erie Shoreline  
Outside the Leamington Urban Area

- (i) Additional public recreational areas along the shoreline.
- (ii) The prevention of the spread of commercial uses, whether highway or tourist, along the length of the travelled artery.
- (iii) The prevention of cottage conversions to permanent dwelling units, except where full municipal services are available and are utilized and the construction standard of the building is suitable for permanent occupancy.

(c) In Hamlets at Crossroads

The prevention of small hamlets in the rural part of the Planning Area from growing into urban nuclei and creating problems for the Township, such as schools, municipal services etc.

(d) In the Rural Portion of the Planning Area

The maintenance and enhancement of the agricultural prosperity of the rural part of the Planning Area by means of the following planning controls.

- (i) The prevention of obnoxious uses in close proximity to urban areas and the prevention of uses which may be detrimental to the surrounding agricultural area.
- (ii) The curtailment of the separation of parcels of land for permanent non-farm homes in rural areas.
- (iii) The prevention of commercial development along main roads with no regulations in respect to traffic and appearance.



APPENDIX VSCHEDULE "B" LAND USE MAP  
(LEAMINGTON URBAN AREA)

The following material provides background information for the Land Use Map, attached hereto as Schedule "B".

A. LAND USE CATEGORIES

The Land Use Map establishes in broad patterns the organization of land use development for the part of the Planning Area designated on Schedule "A" as Urban. The area designated, includes all present urban development and all land within the range of future urban development together with some land, to the east and west on the shore of Lake Erie, which is designated for "Resort Residential" use. The urban area is divided into four major land use categories each of which consists of a group of complementary land uses. The approximate amounts of land in each category are set out below.

TABLE XIV

<u>Land Use Category</u>	<u>Approx. Gross Acreage</u>	<u>%</u>
1. Residential Neighbourhood	1,751	71.5
2. Commercial		
Central Business District	55.0	
Highway Commercial	70.0	
Tourist Resort	<u>30.0</u>	6.5
3. Industrial	470.0	19.0
4. Park and Open Space	<u>72.0</u>	<u>3.0</u>
<u>TOTAL LAND ACREAGE</u>	<u>2,448 0</u>	<u>100.0</u>





APPENDIX V (Cont'd)B. RESIDENTIAL NEIGHBOURHOODS

The residential land in the Urban Area is divided into four neighbourhoods for the purpose of planning safe and convenient residential environments and the organization of schools and parks.

Figures for major uses are shown on Schedule "B", and Table XV below indicating the requirements and locations for schools, parks and local commercial uses and how these facilities will fit into a future neighbourhood pattern.

Population density within neighbourhoods is expected to average 14 persons per gross acre. This density may need to be increased in particular areas to permit a variety of housing types.



## APPENDIX V (Cont'd)

TABLE XV

## ESTIMATED NEIGHBOURHOOD FACILITIES

N'hood	Gross Acreage Excluding 20% Vacancy	Potential Pop'n (1)	N'hood Park Req'mt (2)	N'hood Commercial in Sq.Ft. x 1000 (3)	Elementary School Enrolment		Classrooms Required	
					Public 15%	Separate 4.5%	Public	Separate
1	382 - 67 315	4,400	11.0	To be provided by the C.B.D.	Jr. 510 Sr. 150 660	200	15 4 19	6
2	350 - 60 290	4,030	10.0	21.4	Jr. 465 Sr. 135 600	180	13 4 17	5
3	360 - 65 295	4,120	10.3	21.8	Jr. 480 Sr. 140 620	185	14 4 18	5
4	387 - 68 319	4,450	11.2	To be pro- vided along Erie Street South	Jr. 520 Sr. 150 670	200	15 4 19	6
5	277 - 48 229	3,200	8.0	17.0	Jr. 370 Sr. 110 480	145	11 3 14	4
TOTAL	1756 - 308 1448	20,200	50.5	107.1	Jr. 2345 Sr. 685 3030	910	68 19 87	26

- (1) Population calculated at 14 persons per gross acre, excluding a 20% vacancy factor.
- (2) Neighbourhood park requirement calculated at 2.5 acres per 1000 population.
- (3) Neighbourhood commercial facilities calculated at 5.3 sq. ft. per person.







JUL 24 1967

JAN 19 1970

FEB 26 1976

APR 1 - 1976

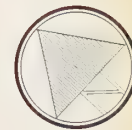
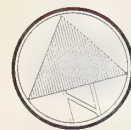
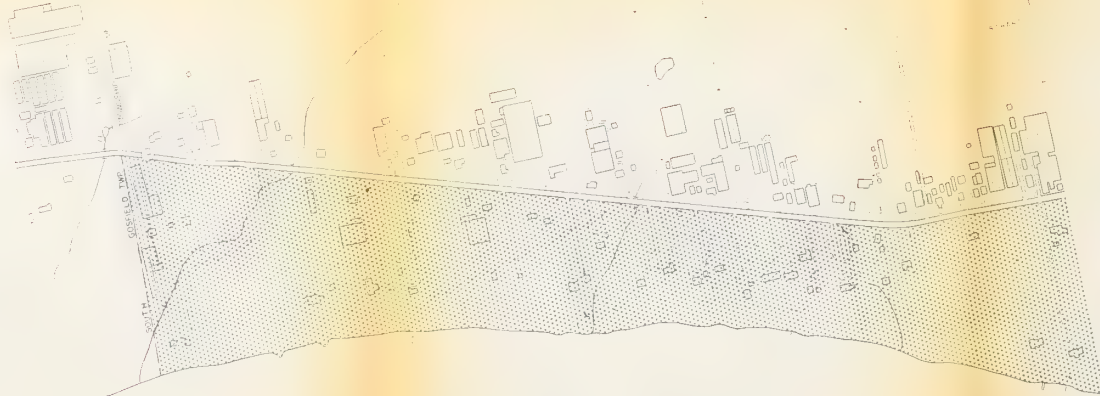
APR 22 1976

APR 19 1983






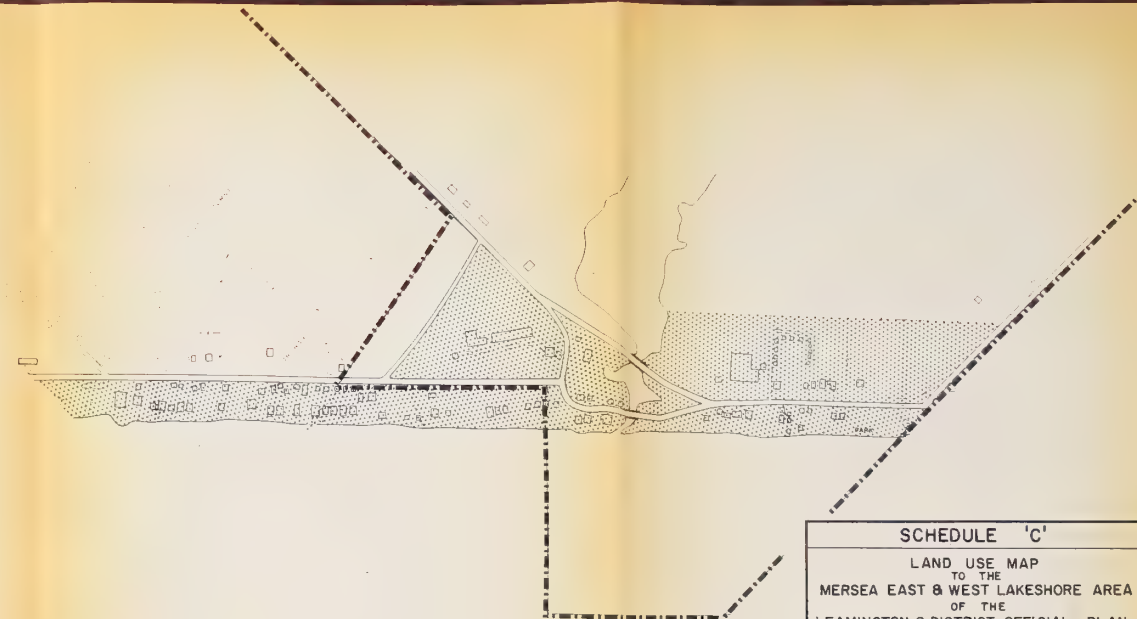






# LEGEND



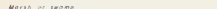
-  RESORT RESIDENTIAL AREA
-  RURAL AREA
-  STURGEON CREEK AREA



<p><b>SCHEDULE 'C'</b></p> <p><b>LAND USE MAP</b></p> <p><b>TO THE</b></p> <p><b>MERSEA EAST &amp; WEST LAKESHORE AREA</b></p> <p><b>OF THE</b></p> <p><b>LEAMINGTON &amp; DISTRICT OFFICIAL PLAN.</b></p>			
<p>BY</p> <p><b>PROCTOR, REDFERN, BOUSFIELD &amp; BACON</b></p> <p>CONSULTING ENGINEERS &amp; TOWN PLANNERS</p> <p>75 EGLINTON AVENUE EAST TELEPHONE 487-1171 TORONTO 12</p>			
<p>DRAWN</p> <p>T. C.</p>	<p>APPROVED</p>	<p>DATE</p> <p>NOV. 1962</p>	<p>DRAWING NO.</p> <p>X-62230-3</p>

**NOTE:**  
THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE LEAMINGTON AND DISTRICT PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT WHICH ALSO FORMS PART OF THE SAID OFFICIAL PLAN.

## BASE MAP LEGEND

-  ROAD SURFACE ROAD
-  LITTLE SURFACE ROAD
-  EXISTING BUILDINGS & GREENHOUSES
-  WALL, FENCE LINE
-  BRIDGE, CULVERT
-  DITCH, STREAM
-  MARSH OR SWAMP
-  WOODED AREA, TREE

**NOTE:**  
SURVEYED, COMPILED AND DRAWN BY SPARTAN AIR SERVICES LTD. 1962  
FROM AIR PHOTOGRAPHS TAKEN BY THE R.C.A.F. 1959



CABON  
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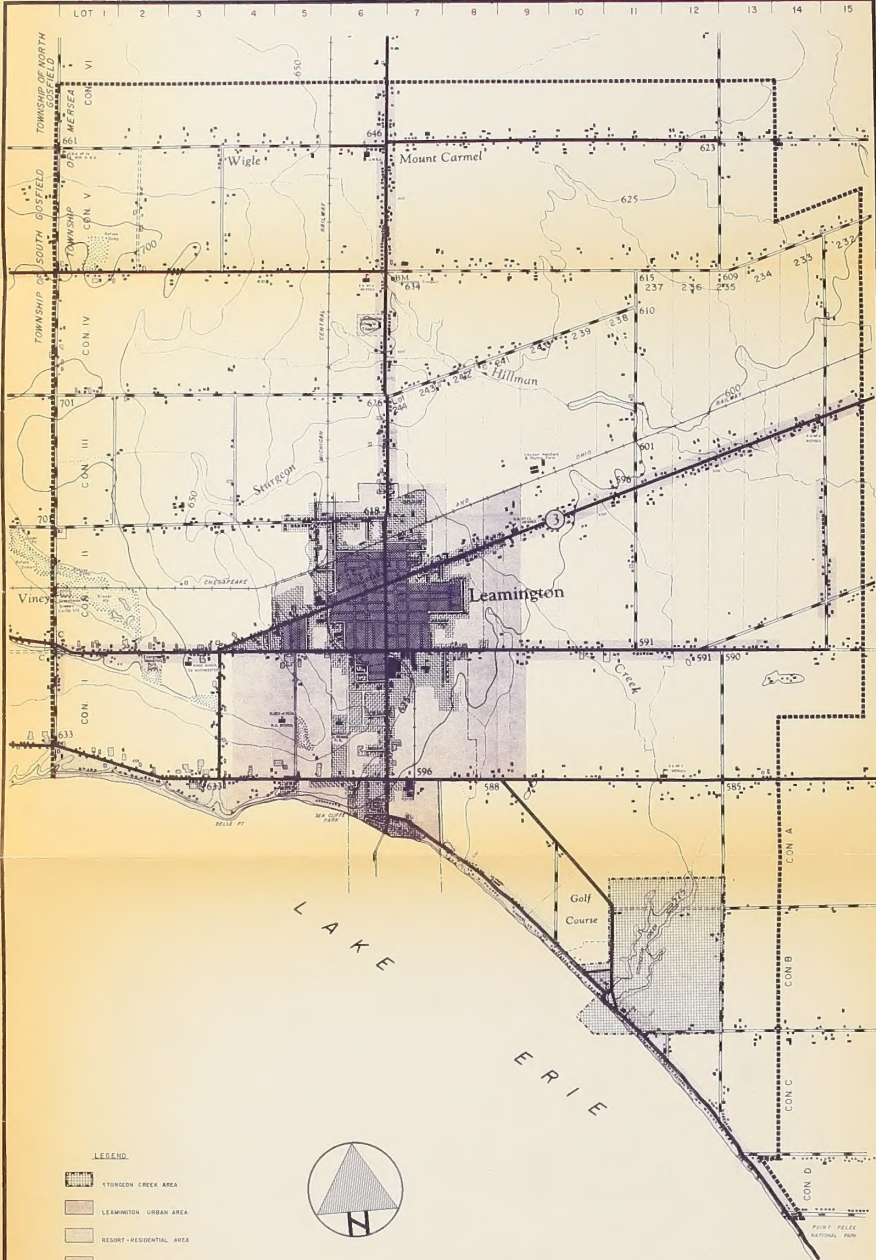
~~NA~~  
~~2130~~  
~~L3=P7~~



PRINTED  
OCT 28 1963  
CTOR & REDFERN







# LEGEND

-  STURGEON CREEK AREA
-  LEAMINGTON URBAN AREA
-  RESORT-RESIDENTIAL AREA
-  HAMLET & HARBOR DEVELOPMENT AREA
-  RURAL AREA
-  PLANNING AREA BOUNDARY
-  MUNICIPAL BOUNDARY
-  EXTENT OF TOWN URBANIZATION



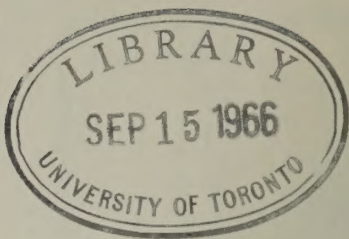
SCALE IN FEET

0 1000 2000 3000 4000 5000

## SCHEDULE 'A' AREA LAND-USE MAP OF THE LEAMINGTON AND DISTRICT PLANNING AREA

PRICOT, REDFERN, ROUSFIELD & BACON  
CONSULTING ENGINEERS & LAND PLANNERS  
700 BAYVIEW AVE. EAST, SCARBOROUGH, ONTARIO, CANADA  
DATE: NOV. 1982 PROJECT NO.: 62230-1

THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE LEAMINGTON AND DISTRICT PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT, WHICH ALSO FORMS PART OF THE OFFICIAL PLAN.



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L32 P7~~

PRINTED

OCT 28 1963

PROCTOR & REDFERN



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Proctor, Redfern, Bousfield &  
~~Bacon, Consulting Engineers &~~  
Town Planners

The official plan of the  
Leamington and district  
planning area

Archi-  
tecture

CANCELLED

DEC 16 1983

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